



OFFICE OF THE MAYOR
THE CITY OF NEW YORK

VICKI L. BEEN
DEPUTY MAYOR FOR HOUSING AND
ECONOMIC DEVELOPMENT

June 6, 2019

Speaker Corey Johnson
Council Member Deborah Rose

New York City Council
City Hall
New York, NY 10007

Dear Speaker Johnson and Council Member Rose,

For nearly 5 years, we have worked closely with you and the North Shore community to plan for the future of the neighborhood. With the launch of the Bay Street Corridor Neighborhood Plan, we laid out a vision to create and preserve affordable housing in the area and plan for vibrant neighborhood growth.

The attached includes strategic investments that will complement development and ensure that quality of life for the residents of today and tomorrow is improved. Specific commitments will enhance the neighborhood's public realm, transportation network, education facilities and critical infrastructure. These represent a comprehensive approach to make sure that Bay Street remains an affordable and livable neighborhood for working families.

Pursuant to legislation passed in 2016, every City-initiated neighborhood rezoning will be subject to a public commitment tracker. My office will work closely with the Mayor's Office of Operations to input all commitments made into an online public tracker within 30 days after passage including timeline and funding, and will produce annual progress reports to let community members and other stakeholders know how we are making progress.

We commend the many efforts that have gone into the development of this Plan over the past few years. As a result of this partnership, Bay Street will enjoy investments, initiatives, and programs for many years to come.

Sincerely,

A handwritten signature in blue ink that reads "Vicki Been".

Vicki Been
Deputy Mayor for Housing and Economic Development

Bay Street Rezoning Points of Agreement

June 6, 2019

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INTRODUCTION

The City will advance the following comprehensive neighborhood investments in housing, public space, waterfront, education, transportation, economic development, and infrastructure, all of which are conceived to work together to improve quality of life for Bay Street Area residents as part of the comprehensive plan for the future of the North Shore.

The strategies below reflect over \$250 million in investments to be made through the build year of the land use actions, of which approximately \$100 million is new City funding for various projects and initiatives.

AFFORDABLE HOUSING

The Bay Street Corridor Neighborhood Plan is expected to create 1,800 new units of housing through rezoning actions, which includes 450 affordable homes through the Mandatory Inclusionary Housing (MIH) Program. On top of this, the City is prioritizing the redevelopment of City-owned properties to create at least 850 new affordable homes for New Yorkers earning a range of incomes, resulting in a total of over 1,300 new affordable homes through the rezoning and associated commitments.

Alongside the proposed rezoning, the Department of Housing Preservation and Development (HPD) issued the Draft Bay Street Corridor Housing Plan in November 2018. The draft plan summarizes the goals, strategies, and actions that the City proposes to undertake in response to a range of needs and priorities identified by North Shore residents during a multi-year planning process. HPD will release a final housing plan in the summer of 2019 based on the following commitments:

PRESERVE AFFORDABLE HOUSING

Finance and Safeguard Affordability

1. Keep homes affordable by continuing to offer loans and tax incentives to building owners

Since 2014, HPD has financed the preservation of 1,488 affordable homes in Community District 1. HPD will continue monitoring homes in Staten Island Community District 1 with affordability restrictions in its portfolio and use its various financing programs to preserve and invest in the neighborhood's existing affordable housing stock.

Timeline: Ongoing

2. Host outreach and marketing events to continue promoting programs that help property owners make repairs and preserve affordable housing

HPD will continue its targeted outreach to property owners, including through events, mailings, emails, calls, and surveying of distressed properties. HPD currently hosts monthly Property Owner Clinics at its downtown location, where building owners can consult one-on-one with HPD preservation finance specialists and representatives from Department of Buildings (DOB), Department of Finance (DOF), and Department of Environmental Protection (DEP). HPD will target outreach for its monthly Property Owner Clinics – including via calls, mailings, and e-mails – to owners in the Bay Street area.

Timeline: Targeted community outreach for monthly Property Owner Clinics at 100 Gold Street through December 2021.

3. Expand Landlord Ambassadors program to Bay Street rezoning area.

In addition to strategic outreach to owners, the local community identified a need for more sustained technical assistance for mission-driven, faith-based, and small- to mid-sized property owners who are interested in, but unfamiliar with, the process of securing a loan to undertake building improvements. HPD is partnering with Enterprise Community Partners, the Mutual Housing Association of New York (MHANY), Habitat for Humanity NYC Community Fund, and community organization partners to expand the pilot Landlord Ambassadors Program to conduct outreach and provide technical assistance to owners of multifamily buildings in targeted areas across the city and develop an emergency loan program to address urgent financial and physical conditions.

Dependent upon Council support for this initiative in the FY 2020 budget, HPD will ensure targeted outreach to local property owners in the Staten Island Community District 1 to:

- Provide information about the benefits of using HPD financing programs
- Navigate HPD program requirements, including regulatory agreements, and package application materials for HPD review and approval
- Connect to emergency loan programs if needed
- Access local resources and vendors needed to close, construct and operate their properties, including contractors, property managers, attorneys, and other professionals

Timeline: June 2020 through December 2021

Expense Funding: Dependent upon Council support for this initiative in the FY 2020 budget

4. Promote the Neighborhood Pillars Program to help community organizations acquire rent stabilized buildings.

The Neighborhood Pillars program finances the acquisition and rehabilitation of existing rent-regulated buildings to protect current tenants and stabilize communities. The program leverages funding from private sector banking partners and philanthropic organizations to provide capital to neighborhood-based organizations well positioned to identify the buildings most at risk of speculation and rapid turnover.

HPD will partner with the local Councilperson to identify potential non-profits and mission-driven organizations that work in and around Staten Island and ensure they are informed about the opportunity to apply to the Preservation Buyer RFQ, which would qualify them to participate in the Neighborhood Pillars program.

Timeline: Through 2021

Protect Tenants

5. Provide free legal assistance to North Shore tenants

Since July of 2015, free legal services programs through the Human Resources Administration's Office of Civil Justice have provided approximately 4,900 North Shore residents with free legal representation, advice and assistance for families and individuals facing eviction, harassment by unscrupulous landlords and other displacement pressures. Between Fiscal Year 2013 and Fiscal Year 2019, Administration funding for legal services programs for tenants in need grew from approximately \$6 million to \$104 million, a seventeen-fold increase.

As a part of the Administration's historic continuing investment in tenant legal services, including implementation of the City's Universal Access to Counsel law, which makes New York City the first city in the United States to ensure that all tenants facing eviction in Housing Court or in NYCHA administrative proceedings will have access to legal services, HRA's tenant legal services programs will serve Bay Street area tenants by providing access to legal services to households facing eviction in Housing Court and NYCHA proceedings in zip codes 10301 and 10304 every year starting no later than Fiscal Year 2021, with full implementation by the end of Fiscal Year 2022. Based on current data, this initiative will serve an estimated 4,000 Bay Street residents facing eviction every year. Starting in Fiscal Year 2021, HRA's Office of Civil Justice will report on the number of households and individuals receiving City-funded legal services for tenants on a quarterly basis.

At full implementation, HRA's tenant legal services are expected to provide access to legal assistance for 125,000 households in all five boroughs, or 400,000 New Yorkers, and will level the playing field for tenants facing eviction and displacement.

Timeline: Full implementation by summer 2022

6. Educate tenants about their rights and resources to prevent displacement

Since July 2015, Tenant Support Unit (TSU) specialists, part of the Mayor's Public Engagement Unit (PEU), have completed over 12,000 door knocks and assisted over 1,400 Bay Street area tenants. TSU uses a data-driven approach to identify, engage and provide assistance to vulnerable New Yorkers who may be at risk of displacement or experiencing landlord harassment. Specialists conduct outreach through door knocking, phone calls, and events with local CBOs and elected officials to educate tenants about their housing rights, identify any housing-related issues and case-manage them to access a range of services, including emergency repairs through HPD and free legal assistance through HRA. TSU will continue to bridge the gap between tenants in the North Shore and available City resources, to ensure that residents are able to access the services that they need to stay in their home. PEU will report on the number of Bay Street area tenants assisted through TSU's outreach on a quarterly basis to Staten Island Community Board 1 and the Local Council Member.

In addition, the Public Engagement Unit will dedicate staff to conduct proactive outreach to tenants in the 10301, 10302, 10303, 10304, 10310 and 10314 zip codes who may be eligible for legal assistance under Universal Access to Counsel law and in accordance with HRA Office of Civil Justice's expansion timeline.

Timeline: Ongoing

7. Host tenant resource fairs to educate tenants about their rights and resources to prevent displacement

HPD is committed to working with partner agencies, elected officials, and community groups to ensure tenants are aware of their rights and have access to important housing resources. HPD will host two tenant resource fairs by the end of 2020 in coordination with the local Council Member.

Timeline: Host two tenant resource fairs by the end of 2020

8. Implement "Certification of No Harassment" (CONH) Pilot Program

The Administration will enforce a three-year pilot CONH program in designated neighborhoods, including Staten Island Community District 1, to protect certain tenants from being harassed from their homes. This program identifies specific buildings which meet criteria indicating that tenants may be at risk for harassment. Owners of such buildings are required to obtain a CONH before being granted building permits for specified covered work in the buildings. Community groups, under contract with HPD and identified through a Request for Proposals (RFP), will investigate buildings that apply for CONHs.

Timeline: Pilot effective September 2018 - September 2021

Support Low-and Moderate-Income Homeowners

9. Launch HomeFix to help low income homeowners make critical repairs and stay in their homes

Funding for home repairs is often hard to find for low-income homeowners, especially for families struggling to make mortgage payments. Making repairs can contribute to the health and

safety of one's home, as well as keep up property values. Often, aggressive speculators will barrage owners with cash offers, knowing that owners with significant maintenance issues will be tempted to accept – even if it means leaving the neighborhood they helped to build, and being left without a viable housing alternative. To meet these needs, HPD will launch HomeFix, a program to help low- and moderate-income homeowners in small, one- to four-family properties fund home repairs. Leveraging the services of multiple community and non-profit partners, the new program will pair financial counseling with financial assistance. HPD will work with the local Councilperson and neighborhood organizations to conduct targeted outreach to eligible households in the North Shore of Staten Island to inform them about the new program and its benefits.

Timeline: HomeFix is expected to launch in summer 2019; HPD will conduct targeted outreach in the North Shore during the first year of the program

10. Combat Zombie Homes

The impact of the foreclosure crisis is still being felt across the city as homeowners, many of whom are victims of discriminatory lending practices, are forced to relocate, leaving behind so-called “zombie” homes, which are defined as vacant, physically distressed one- to four family homes with delinquent mortgages.

In 2016, the New York State Legislature passed the Zombie Property and Foreclosure Prevention Act (“Zombie Law”) to address the problems posed by vacant small homes in foreclosure. The Zombie Law requires banks and other mortgage holders to identify and report to the State all vacant and delinquent properties for which they hold the mortgage note, secure and maintain these properties so that they are not public health and safety hazards, and submit penalties if they fail to maintain the properties.

HPD launched the Zombie Homes Initiative in 2017, with a grant from the Local Initiatives Support Corporation, to aid in the implementation and enforcement of the Zombie Law. Through the initiative, HPD has created a citywide database of zombie homes, surveyed more than 500 likely zombie homes, partnered with the NYC Law Department to enforce Zombie Law penalties, and connected at-risk homeowners with foreclosure prevention resources.

In CD1, HPD has:

- Conducted 67 exterior surveys of zombie homes to assess their vacancy and maintenance conditions
- Made 29 referrals of properties to other City agencies for interventions, such as lot clean-ups or seal-ups of unsecured doors or windows
- Sent notices to the mortgage holders of 18 properties to inform them of their failure to maintain the properties
- Referred 4 properties to the Law Department for enforcement of the Zombie Law. The Law Department is currently negotiating a settlement agreement for 1 property and reviewing the 3 remaining properties to assess their suitability for legal enforcement.
- Contacted at-risk homeowners to foreclosure prevention resources through robocalls and mailings

HPD will continue to address zombie homes in CD1 by surveying additional zombie properties and partnering with the Law Department to enforce Zombie Law penalties for unmaintained properties.

Timeline: Additional surveying and enforcement through June 2021

DEVELOP NEW AFFORDABLE HOUSING

11. Offer financing to incentivize the development of affordable housing that exceeds minimum MIH requirements

HPD will work with property owners in and around the Bay Street Corridor to facilitate the creation of affordable housing that exceeds the minimum MIH affordability requirements. The agency's financing programs have options that provide for extremely low- to middle-income households, as well as for seniors and households with special needs. HPD also recently updated the terms of its financing programs to require that at least 10% of apartments be set aside for homeless families and individuals in virtually all of our housing programs, as well as more homes for extremely low- and very low-income households. In addition, any project in an MIH area receiving City subsidy must also now set aside an additional 15% of apartments as permanently affordable, on top of the baseline MIH requirements.

Timeline: Ongoing

12. Proactively engage property owners in the Bay Street Corridor about the City's resources to develop affordable housing

HPD, in partnership with other City agencies and local elected officials, will convene an information session in the fall of 2019 for property owners in the rezoning area to inform them of the City's resources for developing new mixed-use affordable housing that exceeds MIH requirements, prioritizing the creation of deeply affordable homes reaching incomes of 30% and 40% AMI.

Timeline: Fall 2019

13. Prioritize the development of City owned land at Jersey Street with affordable housing

HPD will issue a Request for Proposals to develop 100% affordable housing, including senior housing, at 539 Jersey Street. Under current assumptions, HPD estimates that the site can accommodate approximately 223 affordable homes, including approximately 90 units of senior housing, as well as a community facility and retail space.

In advance of the Department of Sanitation relocating its operations to Fresh Kills Park in 2023, HPD will conduct a community engagement process to determine an appropriate mix of uses and affordability levels for the site. Based on feedback, HPD will prioritize community-serving uses, including potentially a child-care facility, in the RFP.

A minimum of 25% of the affordable housing on the site will serve Extremely Low and Very Low Income Households (those earning up to 30% and up to 50% of the Area Median Income, respectively).

Timeline: Release RFP by October 2021; Community engagement starting six months prior to RFP release

14. Prioritize the development of City owned land at the Stapleton Waterfront with affordable housing

The New Stapleton Waterfront is a 32-acre decommissioned U.S. Navy Base on Staten Island's North Shore. The site was rezoned in 2006, creating a special district and providing City disposition authority, under SBS jurisdiction. The goals were to generate a mixed-use development, build a new public waterfront esplanade and open space, and provide community facilities. The project also includes resiliency measures, such as new storm water infrastructure and shoreline hardening. The northernmost development sites, Sites A and B1, are included in the land use application as they are subject to a text amendment to allow for extra height and changes to the street wall. The City will advance Requests for Proposals (RFPs) for the development of affordable housing. Each site can accommodate at least 300 affordable homes.

HPD will issue an RFP for a 100% affordable housing project at Site A, the northernmost development site, by the end of 2020. A minimum of 30% of the affordable housing on the site will serve Extremely Low and Very Low Income Households (those earning up to 30% and up to 50% of the Area Median Income, respectively).

Site B1 is currently occupied by the DOT Dock Builders, who are expected to relocate to a new facility by 2023. Contingent upon the successful relocation of the Dock Builders, the City will issue an RFP for the development of a 100% affordable housing project at this site.

Timeline: Site A RFP by 2020, Site B1 RFP by 2023

15. Support mission-driven groups interested in developing affordable housing on underutilized sites

Bay Street Area residents and stakeholders expressed a desire to see more participation by mission-driven organizations in affordable housing development and preservation. To assist those interested in affordable housing, HPD will work with local faith-based organizations to explore development opportunities. HPD maintains a Pre-Qualified List of Owner's Representatives to help mission-driven organizations who may have underutilized land but little-to-no real estate experience. In creating the list, HPD evaluated each organization's technical expertise, experience, and capacity to represent owners in the development of affordable housing.

In collaboration with Council Member Rose, HPD will host a workshop in early 2020 for mission-driven organizations on the North Shore who are interested in affordable housing development.

Timeline: Event to be held in 2020; Encouraging applications on an ongoing basis

16. Study the feasibility of affordable housing and commercial development on the Municipal Parking Lot at 54 Central Avenue

The site is currently operated by DOT as a municipal surface parking lot. Its location in the heart of downtown St George makes it an ideal site to pursue affordable housing and job-generating uses. However, there is currently an unbuilt portion of Victory Boulevard which is mapped as a street on the site. Mapped streets do not generate buildable floor area, and any development of the site would require a modification of the City Map. Additionally, the current zoning on the site could limit its potential for redevelopment. Because of these constraints, further analysis is

needed to understand development feasibility and the potential costs associated with building affordable housing and commercial uses at this site.

Timeline: HPD, DCP, and EDC will dedicate resources to undertake a site analysis and study the development potential of the site by June 2020. Pending the results of that study, the appropriate agencies will seek the necessary resources to de-map the street and advance other technical work.

Improve Access to Affordable Housing

17. Make it easier for residents to understand, prepare for, and complete the affordable housing application process

HPD continues to take steps to help residents become better prepared to submit complete and accurate applications. Housing Ambassadors are community-based organizations and service providers, trained by HPD, who help people prepare and apply for affordable housing. HPD has trained two groups as Housing Ambassadors for Staten Island: CAMBA and Project Hospitality.

Timeline: HPD will offer training for interested groups on an ongoing basis.

18. Continue to refine tenant selection procedures to reach New Yorkers most in need

HPD is working to remove barriers to qualifying for affordable housing, and regularly updates its procedures to respond to community feedback and new needs. In June 2018, HPD strengthened the City's policies and procedures for allocating affordable housing through NYC Housing Connect lotteries. These policy changes make affordable housing more accessible to vulnerable New Yorkers who would have otherwise been previously disqualified, and include:

- Limiting options to reject applicants based on credit history and debt and ensuring that applicants can no longer be punished for taking their landlords to court.
- Clarifying eligibility guidelines for a speedier review process by eliminating mandatory employment history requirement for self-employment and freelance income.
- Introducing additional protections for domestic violence survivors, such as ensuring applicants cannot be denied housing for adverse factors, such as poor credit or negative debt payment history, if those factors are a direct result of domestic violence, dating violence, sexual assault, or stalking.

Timeline: Ongoing

19. Dedicated Rental Assistance (DSS)

Dedicate rental assistance to help move 100 homeless families and individuals out of shelter and into affordable housing. The CITYFEPS Rent Supplement (CITYFEPS) was created to help homeless families and individuals move from temporary, emergency shelter back to the community as quickly as possible by paying a portion of their rent. HRA will dedicate CITYFEPS or any successor program resources to help 100 homeless families and individuals from the rezoning area (zip codes 10301 and 10304) who are currently living in shelter move back into the neighborhood if they so choose.

Both DSS and CCHR will help protect voucher users who may be subject to discrimination. DSS's Source of Income Discrimination Unit works to prevent and prosecute instances of housing discrimination based on lawful source of income via a multi-pronged approach that includes

education and outreach, pre-complaint intervention, investigations, and filing and prosecuting complaints on behalf of the City alleging a pattern or practice of source of income discrimination. CCHR enforces the city's anti-discrimination law which includes protections against housing discrimination on the basis of one's source of income (e.g. use of government rental assistance, including vouchers). CCHR has a dedicated source of income discrimination unit that accepts tips and complaints, and works to ensure people with vouchers are not turned away from housing they are otherwise eligible for.

Timeline: HRA expects to begin allocating vouchers immediately following the memorialization of the Bay Street plan.

Promote Economic Opportunity in Affordable Housing Development

20. Continue to provide local hiring incentives in HPD-financed developments

In all HPD RFPs for the development of City-owned property, including the Jersey Street Garage, respondents must demonstrate a plan for outreach to residents of the local community district related to employment opportunities generated by the proposed project. The outreach plan could also include activities such as skills, safety, and job training programs. The outreach plan must include a timeline for implementation. Applicants will be required to comply with their outreach plans and report regularly on outreach activities.

In addition, HPD will continue implementing HireNYC, which requires that any housing development receiving \$2 million or more in HPD subsidy post open positions with the Workforce1 system and consider qualified candidates. North Shore residents will be able to apply for jobs through the City's HireNYC program at nearby Workforce1 Centers. HPD will also continue to explore how it can further more job opportunities on projects assisted by the agency.

Timeline: Ongoing

21. Provide opportunities for M/WBEs in the affordable housing development industry

HPD will continue promoting the participation of M/WBEs and non-profit organizations in the development and management of City-subsidized affordable housing, as well as aggressively target outreach to local small businesses. Through the Building Opportunity Initiative, HPD seeks to:

- Expand the use of M/WBE construction contractors and professional service providers on HPD-financed development projects through the M/WBE Build Up Program. The program requires that developers of projects where HPD contributes \$2 million or more in subsidy must spend at least 25 percent of all HPD-supported costs on certified M/WBE construction, design, or professional service firms. HPD will encourage the utilization of a diverse pool of contractors and subcontractors for all projects in the Bay Street rezoning area.
- Build the capacity of M/WBE and nonprofit developers through professional development, networking, and mentoring programs. The Building Capacity Workshop Series introduces M/WBE and non-profit developers to best practices in affordable housing development, from site selection and project financing to construction and property management.

- Improve access to capital for M/WBE developers with low-cost financing options for site acquisition and predevelopment costs through the New York City Acquisition Fund, which offers flexible bridge loans for the purchase of vacant sites or occupied buildings, predevelopment, and moderate rehabilitation.

Timeline: Ongoing through 2021

22. Uphold responsible contracting and labor standards for affordable housing projects receiving City subsidy

HPD will require disclosure and background checks through its Sponsor Review process to ensure the integrity of individuals and entities seeking to do business with HPD (e.g. as developers or contractors). Through this review process, some of which will be performed in consultation with the Department of Investigation (DOI), HPD's Sponsor Review Unit will ensure that sponsors are honest, reliable stewards of public resources. Through the sponsor review process, HPD attempts to identify:

- History of noncompliance with local, state and federal rules and regulations; including violations, administrative findings and debarments;
- Pending and prior litigation; and
- Negative contracting history with the city.

Timeline: Ongoing

Promote Safe and Healthy Housing

23. Improve housing quality through rigorous enforcement of the Housing Maintenance Code

HPD responds to 311 calls, Housing Court requests, and building referrals by community groups and elected officials by sending inspectors to see if building conditions violate the City's Housing Maintenance Code. If HPD finds such conditions, they issue violations, which require that the owner correct the condition. The most serious conditions must be corrected immediately, while less serious conditions must be corrected within 30 to 90 days.

If owners do not correct violations, buildings may enter into one of HPD's enforcement programs. As part of the City's focus in the Bay Street area, HPD conducted 5,075 inspections and issued 5,450 new violations in Staten Island Community District 1 in Fiscal Year 2018. Over that same period, the agency spent over \$500,000 to repair emergency conditions in the neighborhood.

Timeline: Ongoing

24. Invest in New York City Housing Authority (NYCHA) developments within North Shore

NYCHA residents deserve to live in safe, quality housing, and NYCHA through our NYCHA 2.0 program and other available resources is working aggressively to address the staggering capital need across housing developments in the NYCHA portfolio. NYCHA has already committed \$15M to developments located on the North Shore of Staten Island for capital improvements identified in the 2017 Physical Needs Assessment (PNA), including security enhancements at Cassidy-Lafayette and New Lane Area, and elevator replacement at Richmond Terrace. In addition, funding will be committed for the comprehensive modernization work at Richmond Terrace upon completion of further due diligence. The administration will continue

conversations with the Council Member and local stakeholders to discuss how we can continue to meet the capital needs moving forward.

Timeline: Projected completion of security enhancements and elevator replacement work in 2022.

Capital Funding: \$15 Million

OPEN SPACE, PUBLIC REALM AND WATERFRONT ACCESS

The De Blasio Administration has invested heavily in parks and open spaces in the North Shore. Through the Community Parks Initiative, NYC Parks has invested in neighborhood parks and playgrounds that had not previously seen substantial investment over the last 20 years, including the Stapleton Playground site currently under construction within the Bay Street rezoning area. As part of the Bay Street Corridor Neighborhood Plan, DCP and NYC Parks have worked with local stakeholders to better understand Bay Street's open space priorities to develop an array of capital projects to enhance existing parks and recreational facilities. Additionally, when completed, over 11 acres of waterfront public open space and esplanade will be provided along the Stapleton Waterfront, including a public plaza, comfort stations, a playground, and sports courts.

25. Reimagine Stapleton Playground to Provide Amenities for Multiple Generations of Users

As part of the Community Parks Initiative, NYC Parks is undertaking major renovations of open spaces throughout the City to offer intergenerational recreation to accommodate people of all ages in our local parks. NYC Parks aims to serve multiple generations and users through the design of active and passive park spaces, using a variety of amenities to invite users of all ages.

Within Bay Street, Stapleton Playground is currently in construction. The reconstructed site will feature a new mini pool, play equipment for ages 2-5 and 5-12, a spray shower, picnic and seating areas, adult fitness equipment, basketball and handball courts, as well as a multi-use natural turf field. The new amenities will offer an exciting play space for children who attend the adjacent school as well as community members of all ages.

Timeline: Construction underway; Construction completion anticipated winter 2020.

Capital Funding: \$11.1M (\$10.6M Mayoral, \$500,000 CM Rose)

26. Make improvements to Tompkinsville Park

The City announced plans to demolish the derelict structure in the park. This work, recently completed, will open up sight lines and bring more positive uses into the park by providing expanded plaza space for programming and events. While there is not a comfort station on this site, the park is within walking distance from three public restrooms in the area: St. George Library, the Ferry Building and Empire Outlets.

NYC Parks will also explore opportunities to bring farmers' markets and/or other uses to activate the park with positive programming.

Timeline: Construction complete; Site reopened to the public in May 2019.

27. Reconstruct Cromwell Recreation Center at the Lyons Pools Site

Cromwell Recreation Center was heavily damaged by storm events and was demolished following Superstorm Sandy. The City commits \$92 million to build a new recreation center at the Lyons Pool site, across the street from former Cromwell site. The City anticipates that the recreation center will offer a variety of recreational amenities, which potentially could include sport courts, exercise equipment, multipurpose areas for fitness, yoga, dance, and flexible programming spaces that complement the recreational amenities already at Lyons. The City will engage the community in a design process to determine the programming of the space.

Timeline: Fund in FY20 budget (July 2019); begin community engagement in winter 2019 and design in spring 2020; pending successful design and procurement anticipated construction completion by end of 2025.

28. Construct future phases of public open space at New Stapleton Waterfront

NYCEDC, in partnership with NYC Parks, will complete design and construct the additional phases of the park at New Stapleton Waterfront. Coupled with the completed acreage at the Urby development, the total public open space will encompass close to 12 acres, including a maintenance and operation facility, a comfort station, a playground, Basketball, Pickle Ball, Bocce, and Volleyball courts, a dog run, barbecue grills and picnic area, and a continuous waterfront esplanade.

Timeline: Work ongoing to be completed in 2024

Capital Funding: \$75M

29. Repair the Ornamental Fountain at Tappen Park

The ornamental fountain on the eastern side of Tappen Park is a focal point of the park along Bay Street. However, the fountain sustained damage during Superstorm Sandy and is currently non-operational. NYC Parks will procure a contractor to reconstruct the electrical and mechanical components and restore water service to the fountain.

Timeline: Procurement underway; Construction completion anticipated winter 2020.

Capital Funding: \$930K (\$630K Mayoral and \$300K FEMA)

30. Improve Village Hall at Tappen Park

Tappen Park's Village Hall building is a historic landmark that was built in 1889 and first operated as the home of the Village of Edgewater's municipal and civic activities. Now vacant and in a state of disrepair, the building most recently housed municipal offices and a health clinic. The City commits \$5.7 million to repair the building's roof and transfer jurisdiction of the structure to NYC Parks. Once repair work is complete, NYC Parks intends to activate the building with a concession, programming space and public restrooms.

Timeline: Design to Start in FY20 with construction completion two years after the completion of design.

Capital Funding: \$5.7 million

31. Complete the Tompkinsville Esplanade

EDC will complete design and construction of a new esplanade along the Tompkinsville portion of the waterfront, closing the half mile gap that exists between the new waterfront open space

at New Stapleton Waterfront and Lighthouse Point. Work will also include resiliency measures, including shoreline stabilization and repair, as well as debris removal. The work will be coordinated with the esplanade constructed in the northern phase of New Stapleton Waterfront.

EDC will engage with the community during the design process to understand priorities and gather feedback on the proposed project and amenities. As part of that process, NYCEDC will explore design of a fish cleaning station.

Timeline: 2020-2023

Capital Funding: \$74M

SMALL BUSINESS AND WORKFORCE

Located on the New York Harbor, Downtown Staten Island is home to a variety of civic, cultural, and transportation amenities and is the gateway to the borough. Downtown Staten Island consists of several distinct towns that are linked by the Bay Street corridor, which follows the northeast coastline of Staten Island. The Bay Street commercial corridor is anchored at the north by the Staten Island Ferry Terminal at Richmond Terrace and runs south to Townsend Avenue through the neighborhoods of St. George, Tompkinsville, and Stapleton

Increase access to employment opportunities

32. Reactivate 55 Stuyvesant Place

NYCEDC is committed to reactivating the property at 55 Stuyvesant Place for a mix of uses that could include job-generating commercial, community, and creative spaces to continue the ongoing development of quality jobs on the North Shore. NYCEDC will work with the Council Member and Borough President to develop a plan towards reactivation.

33. Increase access to employment opportunities for local residents

SBS will ensure access for Bay Street Corridor residents to training opportunities and individual training grants through the Staten Island Workforce1 Career Center located at 120 Stuyvesant Place and the SI Workforce1 Industrial & Transportation Career Center located at 1972 Richmond Terrace. SBS will host quarterly meetings at the Staten Island Workforce1 Career Center with community partners, including the Center for Frontline Retail to connect local residents with workforce opportunities. Building on existing services, SBS will enhance outreach to the local community including quarterly recruiting events with various community partners such as faith based organization and other groups.

Timeline: Ongoing

Support small businesses and encourage the development of affordable space for local small businesses

34. Continue outreach to Bay Street small businesses for access to support services

SBS will continue to provide free services to small businesses along Bay Street through the NYC Business Solutions Center located at 120 Stuyvesant Place. These free services help businesses

start, operate and expand in New York City and include business education, access to capital, free legal resources and commercial lease review. Since the start of the de Blasio Administration SBS has served 475 North Shore businesses, connecting them to more than \$300,000 in financing. SBS will utilize community partners, the agency's Mobile Outreach Unit and other methods of outreach to connect Bay Street corridor businesses with resources, including support for businesses seeking financing.

Timeline: Ongoing

35. Protect and enhance viability of local businesses (Neighborhood 360°)

Through Neighborhood 360°, SBS worked with local community partners, including the Staten Island Chamber of Commerce, to conduct a Commercial District Needs Assessment (CDNA) that analyzed the conditions and opportunities for improvements along the Bay Street commercial corridor. Findings from the CDNA directly guided the priorities for the competitive Neighborhood 360° Grant program, which resulted in SBS awarding \$1.54 million in funding to the Bay Street community from FY2017 through FY2020. In partnership with several Bay Street community-based organizations, SBS will continue to provide funding for direct resources for staff to plan and implement customized commercial revitalization projects, including district marketing, place making activities and public events, supplemental sanitation, beautification services and door-to-door communication with merchants.

Through the Neighborhood 360° program, SBS will guide the effort to establish a Business Improvement District on Bay Street. This effort will include the formation of a steering committee that will (1) conduct outreach to existing business, property owners, and local organizations along the Bay Street commercial corridor, (2) identify priority issues and projects that local stakeholders would be willing to fund through the BID, and (3) identify a contiguous area that could form a BID. SBS will provide technical assistance for establishing such BID.

Timeline: Ongoing through FY2020

Funding: ~\$500K/year

36. Support MWBEs

SBS will continue to support North Shore M/WBEs through the Staten Island Business Solutions Center at 120 Stuyvesant Place. SBS certifies and provides capacity building services to M/WBEs to help them compete successfully for city contracts. SBS's capacity building services include workshops on selling to government, one-on-one technical assistance to support M/WBEs who are submitting proposals, and capital access funds for M/WBEs bidding or working on city projects. Since the start of the de Blasio Administration, North Shore certified M/WBEs have been awarded \$30 million in contracts.

Timeline: Ongoing

37. SBS will provide its full suite of resources to targeted commercial corridors in and around the rezoning area.

Through marketing, outreach, and work with community partners, SBS will connect small businesses in targeted commercial corridors with free SBS resources. Targeted commercial corridors include: Victory Boulevard from Pike Street to Minthorne Street; Broad Street from Bay Street to Warren Street, Canal Street and Water Street.

Timeline: Ongoing.

38. Commitment to good jobs in the rezoning area

As part of the Administration's commitment to responsible development and good jobs, the City has developed a set of standards that will apply within the geographic boundaries of City-initiated rezoning areas in New York City neighborhoods that are rezoned after January 1, 2016. These standards require that prevailing wages will be required for all building service workers employed in new and existing buildings containing at least 30 units where the owner has received or will receive one million dollars or more in public financial assistance, or new buildings containing at least 30 units on City-owned property that is sold, leased or developed pursuant to an RFP.

Timeline: Ongoing

EDUCATION

39. Site new school seats in the North Shore

Nearly 1,000 new school seats have been created or are in process near the Bay Street rezoning area. A new primary school located at 357 Targee Street will provide an additional 773 new seats, and an annex being constructed for PS13 will provide an additional 132 seats to the surrounding area. In 2017, SCA opened a new 345 seat addition at Curtis High School, as well as the Eagle Academy for Young Men of Staten Island with 309 seats. Further, the Forest Avenue Educational Community Complex, with 224 seats, opened in 2016.

The Department of Education's Proposed Five-Year Capital Plan for FY 2020-2024, which commences in July, provides funding for 1,776 new school seats in the North Shore of Staten Island – amongst the highest funded sub-districts in the City. In addition to PS 13 Annex, SCA is working to site the remaining new school seats for the North Shore within the next 5 years.

Timeline: The new annex for PS 13 is anticipated to open in 2020; the primary school located at 357 Targee Street is anticipated to open in 2022.

Capital Funding: Approximately \$250 Million for the sited new school seats.

40. Fund and construct a public school in the New Stapleton Waterfront

SCA, in coordination with EDC, will build a new public school at the Northern Sites of Special Stapleton Waterfront District. The school will have approximately 600 seats, and the level will be PS or PS/IS, with specific grades to be determined based on need at the time of the design.

The City commits to begin design of the new public school as soon as the infrastructure work for the New Stapleton Waterfront project is completed. If need materializes and construction is

confirmed, the City will explore incorporating a playground into the Schoolyards-to-Playground Program.

Timeline: Upon completion of necessary infrastructure work; per item #59

41. Build a new elementary school at 155 Tompkins Avenue

Design work should begin in 2020, and construction will begin in fall 2021, following the relocation of the Hungerford school to the Petrides Campus.

Timeline: 2020-2024

Capital Funding: Proposed FY 2020-2024 Capital Plan.

42. Meet Pre-K and 3K need

The SCA has identified potential sites on the North Shore for 3K centers. The potential sites will bring approximately 500 3K seats to the North Shore by fall 2020.

Timeline: To be sited by 2020.

Capital Funding: Funded in FY 2020-2024 Proposed Five-Year Capital Plan.

43. Explore feasibility of siting an educational complex at the former Staten Island Hospital Site

After pending litigation is completed and if a finding favorable to the City of New York is made, the City will explore the feasibility of acquiring 101 Castleton for redevelopment into an educational complex, if there is seat need and funding is available in the SCA Capital Plan at such future date. Redevelopment for alternative public uses may also be explored.

Timeline: Upon completion of ongoing litigation with a finding favorable to the City of New York

44. Ensure childcare and school planning reflect need as development occurs

The City is committed to strengthening and expanding access to high quality early childhood education and care. Ensuring there are adequate childcare options as part of any plan for growth is an essential element to success. Future childcare and school planning will reflect the need for seats as new development occurs and need is created. DOE will conclude the RFP available citywide to all providers of early childhood care for birth-five until June 13, 2019, and will update the Council Member about providers selected to work in the North Shore.

Timeline: Citywide RFP for childcare providers in 2019; contracts will be awarded in late 2019 for services beginning in the 2020-21 school year.

TRANSPORTATION

The City recognizes that investment in Bay Street's transportation infrastructure requires significant upgrades. In response, the City will make a series of strategic investments in transportation that improve pedestrian and cycling infrastructure, provide enhancements to transit connections, and create new public spaces that encourage alternate forms of transportation. The City will monitor traffic and pedestrian conditions through 2030 to ensure that as Bay Street grows, appropriate measures are undertaken to minimize impacts.

45. Make improvements to Bay Street from Richmond Terrace to Swan Street

DOT has begun work to implement pedestrian and intersection improvements along Bay Street and Victory Boulevard, including new traffic signals, curb build outs, sidewalk and median widening, and crosswalk realignment. Through the Bay Street Corridor rezoning, the City has announced additional funding to further increase pedestrian amenities around Victory Boulevard and Bay Street. The expanded scope will incorporate additional lighting, street trees, wayfinding, and benches into planned public realm improvements.

Timeline: FY19 design start; FY23 construction start

Capital Funding: \$27.8M

46. Make public realm improvements around Tompkinsville Station

DOT will re-envision underutilized spaces surrounding the Tompkinsville SIR Station and improve them by integrating steps or grading, seating, and landscaping adjacent to the existing pedestrian bridge. These improvements will provide a more welcoming, vibrant space for SIR commuters and pedestrians by creating a pedestrian gathering space along Victory Boulevard at the intersection of Tompkinsville Park and Tompkinsville Station.

Timeline: FY20 design start; FY23 construction start

Capital Funding: \$3.7M

47. Make improvements to Stapleton Station

The Stapleton SIR Station is a key station that connects the neighborhood study area to the St. George Ferry Terminal and greater Staten Island. DOT will expand the sidewalk by building mid-block curb extensions at the Water Street and Prospect Street entrances. This will improve visibility and provide space for pedestrian-scaled lighting, as well as pedestrian and bike amenities that make station entrances more welcoming.

Timeline: FY20 (Design Start); FY23 (Construction Start)

Capital Funding: \$500,000

48. Advocate to MTA New York City Transit (NYCT) to provide additional peak hour bus service based on growth in the area (DOT)

Encouraging greater ridership on public transit, including on MTA buses, will be an important way of reducing congestion in the North Shore. The City will request that NYCT regularly review crowding on bus routes serving the North Shore and increase bus frequencies as needed. The City will also request that NYCT study the potential need for increased peak hour buses in the North Shore.

Timeline: Ongoing

49. Implement a Traffic Monitoring Plan

As the timing of new development is difficult to predict with precision and would likely occur over the course of multiple years, the City will undertake and fund a Traffic Monitoring Program to monitor development patterns and traffic and pedestrian conditions in the neighborhood through 2030. DCP, as lead agency, in collaboration with DOT as expert agency, developed a Traffic Monitoring Program to verify the need and effectiveness of the proposed mitigation measures. The Traffic Monitoring Program will cover the entire rezoning area, with a focus on

intersections where significant adverse impacts were identified in the FEIS. Through the Traffic Monitoring Program, the City will track development as it occurs, and identify real world conditions to determine whether additional data collection and analysis is warranted.

The Program will help determine the timing of implementation of the mitigation measures identified in the Final EIS and/or whether additional or new measures should be considered and implemented. DCP and DOT will commit to regular updates to Community Board 1 to review monitoring plan results and the proposed changes to street network and other strategies to mitigate traffic issues.

Timeline: Ongoing through 2030.

Expense Funding: \$1M to \$2M

50. Coordinate with the Board of Standard and Appeals regarding Street Widths

Bay Street is mapped to be wider than it is presently built throughout much of the rezoning area, with mapped widths of between 70 and 80 feet. Today, there are several small underbuilt buildings within the bed of the mapped street that preclude the widening of Bay Street to its full width. Over time, new zoning will incentivize redevelopment, and property owners may go to the Board of Standard and Appeals to build within the mapped Bay Street in accordance with GCL Section 35. As that happens, the City may utilize Builders Pavement Plans to widen Bay Street and provide adequate space for buses to make stops without blocking traffic as well as additional parking opportunities. While property owners may apply to the Board of Standard and Appeals to waive requirements in order to locate buildings within the bed of the mapped streets, DOT will issue a public statement on the priority of widening and improving the road network at Bay Street. DOT will make clear in future consultations with BSA that granting any requested waivers for permits for building on the bed of mapped Bay Street (GCL Section 35) or waivers of curb alignment would adversely impact existing road network resources and interfere with attempts to improve traffic flows. While the administration cannot keep developers from seeking redress from the Board of Standards and Appeals, the BSA does seek DOT and DEP guidance on such matters.

Timeline: Ongoing

51. Implement an off-hour Truck Delivery Pilot

In coordination with developers and businesses at the Outlet Mall, DOT will evaluate options for efficient delivery and a waste management strategy to reduce truck trips during peak periods that may include promoting off-hour deliveries between 7pm and 6am and the consolidation of goods. DOT will evaluate the need for truck loading zones along the Bay Street corridor as well as truck route wayfinding signage at intersecting truck routes.

Timeline: Through 2021, dependent upon Outlet occupancy

52. Relieve NYPD parking obstructions at the 120th Precinct

In 2013, the New York Police Department committed to keeping the lanes of traffic on Richmond Terrace clear and unobstructed by police vehicles double parked in front of the 120th Precinct, and to easing traffic congestion on Richmond Terrace and Hamilton Avenue before Saturday evening baseball games at the Richmond County Bank Stadium. Department vehicles would be properly combat parked in front of the 120th Precinct to maintain two unobstructed travel lanes in both directions on Richmond Terrace. In addition, appropriate resources will be

available to assist the flow of traffic on Richmond Terrace and Hamilton Avenue from 6:30 pm to 7:30 pm during Saturday evening baseball games held six times per year at the Richmond County Bank Stadium.

The NYPD commits to taking additional steps to strengthen compliance among officers with existing street parking regulations. The protocol will include, but not be limited to, more frequent verbal communication by the desk officer at daily roll calls, the posting and annual distribution of written materials to officers about the relevant street parking regulations and the consequences for violating those rules, increased internal enforcement, more efficiently sharing space, moving cars closer to the curb. The Precinct will commit to monitor and enforce this commitment at all times.

Timeline: Ongoing

53. Explore the relocation of Staten Island Central Booking to the Staten Island Court House

Each County in New York operates a Central Booking, a place where all new arrests are processed. Central Booking is usually connected to the criminal courthouse where the arraignments take place, yet Staten Island presently operates its Central Booking out of the 120th Precinct. Moving Central Booking to the Courthouse could improve the efficiency of court case processing, safety of defendants and general quality of life for Staten Island Residents and local businesses. The City will explore options to relocate Staten Island Central Booking from the 120 PCT (78 Richmond Terrance) to the Staten Island Courthouse (SI Courthouse) located at 26 Central Avenue.

Timeline: Spring 2020

54. Collaborate with the MTA on planning for a North Shore BRT

The MTA is conducting an environmental review process to advance the reactivation of the North Shore Right of Way to accommodate transit service on the old rail line between South Ave and the St. George Ferry terminal. The City is providing input to MTA's ongoing planning efforts toward realizing a North Shore Bus Rapid Transit Line extending westward from the St George Ferry Terminal. While MTA is leading this process, City agencies have been coordinating for several years, providing technical support and input on the North Shore Alternative Analysis, and will continue collaboration as the MTA conducts Environmental Review and moves toward implementation.

Timeline: Ongoing

55. Monitor intersections that will have unmitigated impacts as a result of the rezoning during weekday rush hours

Intersections with unmitigated traffic impacts as a result of the rezoning must be kept safe. NYPD will work with DOT to monitor these intersections, and ensure sufficient resources are available to fulfill this public safety goal. This may include identifying the appropriate location for the deployment of unassigned but funded TEAs based on established criteria used to ensure safety and improve traffic conditions. Both NYPD and DOT will provide the Council Member with periodic updates, including but not limited to during annual updates coordinated by DCP per item # 65.

Timeline: Ongoing

56. Provide real time passenger information at MTA bus stops

DOT will install real time passenger information signs at the 20 highest ridership stops where signs have not already been installed.

Timeline: FY20-FY22

Capital Funding: \$0.9M

57. Streetscape improvements along Bay Street

The City commits \$6.7M to improve intersections along Bay Street from St Julian Place to Water Street where feasible to better facilitate pedestrian safety and connectivity. Improvements will include curb build outs, intersection normalization, decreased pedestrian crossing distances, and streetscape improvements.

Timeline: FY20 (Design Start); FY23 (Construction Start)

Capital Funding: \$6.7M approved

58. The City will remap portions of key sites and make enhancements to improve connectivity along Bay Street

- a. Victory Boulevard, between Bay Street and the railway east of Bay Street shall be reconfigured and remapped to provide public amenity space adjoining the sites proposed for higher density. Victory Boulevard between Bay Street and the railway will also be enhanced to provide additional public open space.
- b. Central Avenue currently extends south to the intersection of Victory Boulevard and Bay Street. DOT, DCP, and DPR shall improve this space for pedestrians.
- c. Central Avenue currently extends south to the intersection of Victory Boulevard and Bay Street. DOT, DCP, and DPR shall improve this space for pedestrians.

Timeline: FY19 design start; FY23 construction start per #45 above

INFRASTRUCTURE

The Bay Street Corridor Neighborhood Plan identifies the importance of capitalizing on and maintaining existing infrastructure to respond to future growth. The North Shore has seen several large development projects planned and underway within the past several years, such as the Stapleton Waterfront, Empire Outlets Shopping Mall, and Lighthouse Point; in total, the immediate area is seeing approximately \$1 billion in public and private investment. The City will build upon these investments by establishing future infrastructure needs and addressing existing quality of life concerns.

59. Build New Stapleton Waterfront Infrastructure

NYCEDC is investing \$45M in new sewers, streets and utilities at the New Stapleton Waterfront to accommodate its future growth. These investments include a substantial increase to storm sewer capacity, complementing the increase in permeable surface in the adjacent public open space, and roadway re-alignment. This entails building out the portion of Front Street in the site to alignment mapped in 2006 as part of New Stapleton Waterfront master plan, improving existing curves in road and establishing development sites at sites A and B1. Lastly, Front Street

realignment includes public realm improvements, protected bike lanes, and new sidewalks in right of way where none exist today.

Timeline: To be completed in 2023

Capital Funding: \$45M

60. Create a Drainage Plan for Bay Street

Future improvements to the neighborhood's infrastructure will be identified through the completion of a comprehensive Drainage Plan for the Bay Street area. The Drainage Plan will map out tributary areas and existing water and sewer routes and infrastructure and conduct technical analysis to determine the necessary improvements and changes to accommodate future growth. Following approval of the plan by the Department of Environmental Protection, the agency will identify and advance infrastructure projects to implement the Drainage Plan, if needed.

Timeline: ADP will be completed in June 2019

61. Update undersized sewers in targeted areas

DEP will invest \$15 million in new capital projects to upgrade select 6" sanitary sewers in and around the Bay Street rezoning area to 10" sewers. This will reduce sewer backup rates in the area and bring infrastructure up to current standards.

Timeline: Identify 10-12 antiquated blocks for capital project by FY20; begin design in FY21; begin construction in FY23

Capital Funding: \$15M

62. Monitor quality of Life Complaints Related to Infrastructure

In recognition of residents present-day quality of life concerns related to water infrastructure, DEP will investigate and seek to resolve any DEP infrastructure related quality of life complaints in the rezoning area. This will include any specific locations identified by the community or 311 to confirm the extent of ponding/flooding and identify mitigation measures. If the underlying cause is a street condition, DEP will coordinate with DOT to arrange a joint inspection. DEP will also review any outstanding work orders for infrastructure within the area and prioritize those for close out. DEP will brief Community Board 1, the Borough President and the Council Member on DEP work in the project area on regular basis.

Timeline: Ongoing

63. Stormwater Management Study

The City will complete a study of urban drainage networks, which will focus on several NYC neighborhoods, including the North Shore. This study will identify where flooding most frequently occurs due to heavy rains and analyze how sea-level rise and stronger rainstorms expected in the future will impact the drainage network. It will also propose mitigation actions to alleviate urban flooding issues.

Timeline: In progress, study will be completed in 2020

Funding: Study is fully funded

64. DEP will seek opportunities in the district to connect with existing homeowners and new developers to expand the Green Infrastructure Grant Program to private properties throughout Staten Island Community District 1 (DEP)

DEP offers a grant program for private property owners in New York City. The minimum requirement is to manage 1" of storm water runoff from the contributing impervious area. In order to educate property owners on the program, DEP will partner with the council member of District 8 on events involving homeowner outreach for the Green Infrastructure Grant Program.

Timeline: Ongoing

OVERSIGHT AND PLANNING

65. Provide annual updates to Staten Island Community Board 1, Borough President, and local Council Member

DCP commits to updating Staten Island Community Board 1, the Borough President, and the local Council Member on an annual basis regarding the status of rezoning commitments. The updates shall consist of project updates and serve as a forum for the City to receive feedback from community stakeholders.

Timeline: Annual, as of September 2020